

**- DRAFT -**

**Fairfax County, Virginia**

**CONSOLIDATED ANNUAL PERFORMANCE  
REPORT FOR FY 2006  
(Federal Fiscal Year 2005)**

**To be submitted to the  
United States Department of Housing  
and Urban Development  
on or about September 29, 2006**

*Fairfax County is committed to nondiscrimination on the basis of disability in all County programs, services and activities. Special accommodations will be provided upon request. For information call (703) 246-5101 or TTY (703) 385-3578.*

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**Attachments:**

<b>Attachment I</b>	Financial Summary Report
<b>Attachment II</b>	HOME Match Report
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## **Introduction**

### **Consolidated Annual Performance Report for Fiscal Year 2006 (Program Year 31)**

**July 1, 2005 – June 30, 2006**

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As a recipient of federal funds under the Consolidated Plan, Fairfax County is required to provide an annual report on the County's program performance within 90 days of the end of the County's program year. This report constitutes a summary of accomplishments and an accounting of the allocation and expenditure of funds under the Consolidated Plan. The information included in this document has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

Note: This report covers the period from July 1, 2005 through June 30, 2006, which is Fairfax County's Fiscal Year (FY) 2006 and the Federal Government's Fiscal Year 2005.

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## **Consolidated Annual Performance Report Narratives**

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### **I. Important Program Achievements in FY 2006 Using CDBG, Section 108, HOME and Other Funding Sources**

#### **A. General Highlights**

1. For Program Year 31 (Fiscal Year 2006), loan settlements were completed for ten (10) Home Improvement Loan Program projects, committing \$513,301.50 in rehabilitation contracts. These included \$450,934 in CDBG funds and \$62,367.50 in other public funds.
2. Fifteen (15) blighted properties were abated under the County's Blight Abatement Program, sixty-one (61) properties were removed from the blighted property list through cooperative efforts with the property owners and ninety-nine (99) properties are under investigation. The Blight Abatement Program addresses citizen concerns about specific properties in their communities that are abandoned, dilapidated, or otherwise kept in an unsafe state. Funding sources for this program include CDBG, County funds, and private loan funds.
3. Repairs were completed on 98 homes through the Home Repair for the Elderly Program. The program provides labor and materials required

for minor repairs and accessibility modifications to homes of low and moderate income elderly and/or disabled residents of the County. Funding sources for this program include CDBG funds, and some funds generated from loan repayments from the Home Improvement Loan Program.

4. Prior to this program year, the Consolidated Community Funding Advisory Committee (CCFAC) had developed funding priorities for the Consolidated Community Funding Pool (CCFP), which funds projects that provide for human services, affordable housing development administration, and construction, acquisition and/or rehabilitation of affordable housing. The CCFP funding sources include the Federal and State Community Services Block Grant (CSBG), the Fairfax County General Fund, and a portion of the County's Community Development Block Grant. FY 2005-2006 contracts were amended to reflect FY 2006 funding amounts and terminated on June 30, 2006.
5. In November 2004, the CCFAC held a public hearing to receive comments on Fairfax County's Consolidated Plan performance, and housing and community development needs.
6. The Board of Supervisors held a public hearing on February 28, 2005 on the proposed Consolidated Plan One-Year Action Plan for FY 2006 at which time citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance.
7. The second phase of the Fairfax County Nonprofit Organizational Development Initiative concluded. Phase two consisted of training and technical assistance to nonprofit organizations with organizational development concerns. During FY 2006, work concluded on short-term technical assistance that was provided to ten nonprofit projects.
8. The Herndon Senior Center opened to the public on May 16, 2005. There were over 38,000 visits by seniors during FY06 to this state of the art facility, which is a 245% increase in attendance over the old senior center's prior year and continues to grow. The new center serves a highly diverse and multi-cultural population that includes programs for persons of Latino, Chinese, Southeast Asian, and Middle Eastern descent. Twenty-nine languages are currently spoken at the center. The new center is open weekdays, evenings and Saturdays.
9. Upon completion, Chesterbrook Residences is to be 97 units of assisted living. The FCRHA provided \$1,229,000 in Housing Trust Fund financing for the development of the project. The Fairfax County Redevelopment and Housing Authority (FCRHA) closed on the financing for this development on March 21, 2006. When completed, the project will provide at least 49 units that are affordable to households with income not exceeding 50% AMI and 1 unit that is affordable to households with income not exceeding 80% AMI. The rest of the units will be market rate but fees are anticipated to be lower than fees for similar market rate assisted living facilities.
10. Birmingham Green is a new construction project of 92 units, 77 for an assisted living facility, 14 for persons with disabilities, and 1 to be used for a community room. The FCRHA is providing \$1,250,000 in HOME

Investment Partnerships Program (HOME) funds toward the construction of the assisted living facility and anticipated closing on July 24, 2006. Birmingham Green has received funding under HUD 202 and HUD 811 programs for the construction of the projects and close on that financing was also expected on July 26, 2006.

11. Penny for Affordable Housing - The FCRHA closed on 2 loans financed with Penny for Affordable Housing funds, a funding source based on an allocation of one penny from every real estate tax dollar. On July 15, 2005, the FCRHA provided \$2,500,000 for the purchase of 10 condominium units at Madison Ridge. Wesley Housing Development Corp. purchased Madison Ridge Apartments, a 216-unit multifamily project and plans to convert 118 units to condos and preserve 98 units as affordable rental units. On December 5, 2006, the FCRHA provided \$3,350,000 to AHC, Inc. for the acquisition and rehabilitation of Hollybrooke II. AHC, Inc. purchased 98 units and is rehabilitating the units and preserving the units as affordable housing for households with income that does not exceed 60%.
12. Fairfax County is currently in the process of designing a living/learning/work Magnet Housing facility to provide affordable housing opportunities for individuals moving from a job to a career. Fifteen town homes are being built, which will house families with individuals going back to school to become a nurse while working at INOVA. Lastly, the County continues to provide affordable housing options for Fire and Rescue and Police recruits while they are in training. The Magnet Housing program is expanding to include early hire teachers in critical field areas, bus drivers, and County employees.
13. The ParcReston Condominiums acquisition project was an acquisition by the FCRHA of ten (10) condominium units at significantly below-market purchase price. The FCRHA purchased five handicap-adaptable units consisting of three 1-bedroom units and two 2-bedroom units. The FCRHA also purchased five 2-bedroom condominium units that could be used for workforce housing. All of the units are located on the ground-floor level.
14. The Department of Housing and Community Development (HCD) maintains the e-ffordable.org newsletter that serves as an effective communication tool with the Affordable Housing Preservation Advisory Committee and other interested persons. The electronic newsletter communicates the progress of Fairfax County's Affordable Housing Preservation Initiative and is updated every two weeks.
15. HCD established a quarterly meeting with local non-profit organizations to discuss housing, policy and procedure issues and other issues of concern or interest to the non-profits that the agency works with to address the lack of affordable housing in the County. The first meeting took place in early summer; the next meeting is planned for September 2006.
16. Sixty-two (62) low- and moderate-income, first-time homebuyer households were provided assistance through the County's Virginia Housing Development Authority (VHDA) sponsored financing programs. These sixty-two purchases included: both market-rate (40) and affordable dwelling units (22); new (17) and existing (45) units; and condominium (36), townhouse (24), and even single family (2) housing types.

The Sponsoring Partnerships and Revitalizing Communities (SPARC) program – a low interest rate first mortgage product – provided assistance to fifty-nine (59) homebuyers purchasing in the County; an amount totaling just over \$12 million. Of these homebuyers, twenty-seven (27) purchased using ‘1/2% below’ SPARC funds, representing households with gross annual incomes between 60% and 80% of the Washington Metropolitan Area Median Income. The remaining thirty-two (32) households purchased using ‘1% below’ SPARC funds, representing households with gross annual incomes less than 60% of the Washington Metropolitan Area Median Income. The Home Stride program – a second mortgage downpayment and closing cost assistance product – provided assistance to fifty-three (53) homebuyers; an amount totaling \$1.1 million of assistance.

17. The Homebuyer Equity Loan Program (HELP) was established during the reporting year and is a partnership between Fairfax County and low-income homebuyers who reside and/or work in the County. HELP provides homebuyer acquisition loans for up to \$91,767. Fairfax County American Dream Downpayment Initiative (ADDI) funds are provided for downpayment and closing cost assistance in an amount equal to either 6% of the unit sales price or \$10,000, whichever is greater. Approved applicants can also receive up to \$70,000 in HOME funds for secondary financing. This combination of funds is used to close the gap between an affordable first mortgage and the sales price of a market rate home (gap financing). The sales price of each assisted unit is capped at the applicable Washington, DC MSA 203(b) Single Family Mortgage Limit, and eligible applicants must be within the HOME 80% income limits. A HELP loan is a 30-year zero-interest second mortgage. Payments are deferred for the entire term of the loan and the loan is forgiven at the end of the 30-year term. The HOME recapture provisions are secured under a deed restriction that is recorded with the Promissory Note. More information is available online at: <http://www.fairfaxcounty.gov/rha/homeownership/help.htm>.
18. Partnership for Permanent Housing is a five-year pilot program that will consist of two primary components: stabilized housing and supportive services for homeless families as a means to moving them from housing shelters to homeownership. The Fairfax County Department of Housing and Community Development will provide approved program applicants with Federal HOME Program tenant-based rental assistance (TBRA). While these families are residing in TBRA units, the Department of Family Services (DFS) will coordinate family case management and supportive services with its contracted service partners. Each family will be required to work with a case manager to develop a family self-sufficiency plan, including family goals, benchmarks and timelines. Goals may include increased earnings, attainment of additional education or job training, substance abuse and/or mental health therapy, and financial literacy. Families will be required to meet with their case managers on a regular basis in order to record progress toward self-sufficiency goals and evaluate household preparedness for homeownership. Case managers will be responsible for ensuring that their family clients have access to the appropriate supportive services necessary to achieve their self-sufficiency goals (e.g., counseling, child care, continuing education, etc.). The

ultimate program goal for each participating family will be homeownership.

19. Katrina Emergency TBRA - Over the past year, Fairfax County's Katrina Emergency HOME TBRA Program has provided rental assistance to displaced applicant households residing in Metropolitan Washington, DC that have registered with FEMA. For the purposes of providing emergency assistance under the HOME Tenant-Based Rental Assistance (TBRA) program, Fairfax County amended its FY 2006 Annual Action Plan. Up to \$460,000 in County HOME funds were reserved to assist displaced households in paying for the first year's rent of rental housing units in Fairfax County.
20. The original James Lee Conservation Plan was adopted by the Fairfax County Board of Supervisors in 1980. The effectiveness of the controls, regulations and standards to guide the conservation and rehabilitation in the community were set to expire. The James Lee community worked with the Department of Housing and Community Development throughout the year to complete an updated version of the Plan. The draft document underwent an extensive review by appropriate County agencies and the public. The revised James Lee Plan includes an update of accomplishments that occurred in the Conservation Area during the twenty-five years covered under the original plan, information on current conditions in the area, excerpts from the County and City Comprehensive Plans, and proposed activities for the future. These activities include continuation of the County's Home Improvement Loan Program, additional site improvements at the James Lee Community Center, and the possible establishment of mini-parks in the area. The Board of Supervisors approved the updated plan on March 16, 2006.

B. Highlights of Program Achievements for FY 2006 Community Development Block Grant Funded Nonprofits

1. Forty-six units of affordable housing were acquired (including a six bedroom group home), constructed, or rehabilitated (including a five bedroom group home).
2. Evictions were prevented for 95 households.
3. Four families were assisted in moving into permanent housing.
4. One hundred twenty nine homeless households were provided transitional housing.
5. Of all households with reported incomes receiving direct benefits (both through nonprofit- and County-administered projects), 38.2% were extremely low income, 24.4% were low income, and 14.6% were moderate income.

C. Highlights of Program Achievements for FY 2006 HOME Funded Nonprofits

1. Good Shepherd Housing, Inc. was awarded \$242,202 in funding for the purchase of three 2-bedroom condominiums to be used as rental housing.



2. Reston Interfaith was awarded \$255,563 in funding for the purchase of two 3-bedroom townhouses to be acquired, rehabilitated and rented to Housing Choice Voucher holders.

## **II. Narrative Statements**

### **A. Assessment of Three- to Five-Year Goals and Objectives**

**HUD Instructions: All Grantees must demonstrate how activities undertaken during the program year address pertinent Strategic Plan objectives and areas of high priority identified in their three- to five-year Consolidated Plan. Narrative information should be provided that describes how activities address these objectives so that overall performance in meeting Consolidated Plan goals can be assessed. For example, CDBG and ESG program activities that serve the homeless or persons with special needs should be referenced to specific objectives and/or goals in the Strategic Plan. This information should be summary information so that HUD and citizens can easily assess annual progress made toward meeting long term goals.**

The Fairfax County Consolidated Plan for Fiscal Years 2006–2010 (adopted April 25, 2005) contained the County’s housing and community development strategic plan (Five-Year Plan) identifying long-range housing and community development priorities that were broad and general in order to encompass all of the possible activities that could advance the objectives.

#### **Vision for the Five-Year Consolidated Plan for FY 2006 - 2010**

- ◆ A community that cares about its children, the elderly, persons with disabilities and those less able to meet their basic needs.
- ◆ A community that values creative endeavors, arts and diversity which creates a strong, diverse and vibrant community that cares about the strengths and needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods.
- ◆ A community which adequately supports its human services system to ensure optimal service delivery.
- ◆ A community which actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens.
- ◆ A community which addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

The Mission Statement approved by the Board on September 13, 1999 provides a broad framework for goals and strategies to be developed for specific program areas covered in the Five-Year Consolidated Plan.

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### **Mission Statement**

The mission of the County is to maximize the effective and efficient use of resources in the Consolidated Plan through a citizen-driven, staff-supported process to develop and preserve affordable housing, promote healthy, thriving and safe neighborhoods, and provide quality, accessible human services that meet essential existing and emerging needs throughout Fairfax County.

A major responsibility of the Consolidated Community Funding Advisory Committee is to develop funding priorities for the Consolidated Community Funding Pool, a pool of funds that includes Community Development Block Grant funds. On July 21, 2003, the Board approved the following CCFP funding priorities for FY 2005-2006:

### **FY 2005-2006 CCFP Funding Priorities Summary**

<b><i>Outcome</i></b>	<b><i>Recommended Target Share of the Consolidated Community Funding Pool</i></b>
1. People Find and Maintain Safe, Appropriate and Affordable Housing	31%
2. People Have the Skills and Supports They Need to Be Self-Sufficient	26%
3. Families and Individuals are Healthy, Stable and Independent	16%
4. Youth Make Safe, Responsible Decisions	16%
5. Families and Individuals Meet Their Basic Needs	11%

For Fiscal Year 2006, specific amounts of CDBG funding were designated by the Board for contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and on-going home improvement loan and home repair programs that address the Vision and Mission statements incorporated in the Five-Year Plan. Specific funding amounts were also approved by the Board of Supervisors for affordable housing programs and projects and for public services that are targeted to the priorities adopted by the Board of Supervisors.

For the FY 2006 One-Year Action Plan, the Affordable Housing Fund was allocated \$1,113,445 for affordable housing projects recommended for funding through the nonprofit competitive solicitation process. The Board of Supervisors also approved project awards totaling \$1,096,500 for Targeted Public Services based on the projects recommended for funding through the CCFP Request for Proposals process. Public improvement work continued in four target areas of which three remain designated as Conservation Areas. The target areas are Bailey's, Fairhaven, Huntington, and Jefferson Manor. Six phases of neighborhood improvement projects were in various stages of design, land acquisition and construction in these four areas. A combination

of CDBG, a Section 108 loan for neighborhood improvements, and local County funds are funding these projects.

Emergency Shelter Grant funds in the amount of \$267,368 were received through the Consolidated Plan Action Plan and were utilized to support a portion of the cost of the five emergency shelters operated by the County through contracts with nonprofit agencies. The emergency shelters provide full services, engaging the homeless person in development of a service plan which includes comprehensive case management, assessment, referrals, treatment (including medical and therapeutic services), training, and ongoing support toward achieving self-sufficiency. For those with special physical or mental health needs, nurse practitioners and mental health staff are deployed to the shelters to provide on-site assessment, education, immunizations, crisis intervention, and referrals.

Under the federal regulations for the Consolidated Plan, the District of Columbia receives funds through the Housing Opportunities for Persons with AIDS (HOPWA) program for the entire eligible metropolitan statistical area (EMSA). The funds are sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission. Northern Virginia Family Service (NVFS) is the program administrator and uses these funds to provide rental assistance for persons who are living with AIDS in order to help maintain housing for these individuals as their physical condition gradually deteriorates. Expansion of this program in the future is desirable. HOPWA funds were awarded to NVFS for FY 2007.

The HOPWA Grant is an annual award that provides rental subsidy assistance for approximately 23 low- to moderate-income persons with HIV/AIDS. There are approximately 26 persons currently on the HOPWA waiting list. As evidenced by the current waiting list numbers, the need exceeds available subsidy.

#### B. Affirmatively Furthering Fair Housing

In June 1997, the Board of Supervisors adopted the Fairfax County Fair Housing Analysis of Impediments. The Board designated the Fairfax County Human Rights Commission as the agency responsible for implementation and oversight of fair housing activities initiated by Fairfax County.

Fairfax County has contracted with a vendor to conduct a revised Analysis of Impediments. A summary of impediments identified in the analysis is to be provided during County Fiscal Year 2007. Actions to overcome the effects of impediments identified in the Analysis adopted in 1997 follows.

##### Education/Outreach Efforts

1. The Human Rights Commission hired staff for a newly created position to concentrate on the education/outreach and testing aspects of the Fair Housing Program.

2. The Human Rights Commission entered into an agreement with a contractor to perform an Analysis of Impediments to Fair Housing and met with the contractor regarding requirements, goals, and deliverables needed.
3. The Human Rights Commission provided fair housing education/information to community leaders and government service coordinators. Staff spoke of our fair housing services and distributed our brochures in all languages to the coordinated planners at all four regional offices in the county (Alexandria, Falls Church, Reston, and Fairfax), and as well as to three neighborhood colleges participating in a program of each of the regional offices (human services) that target the community leadership to educate them about local government and resources.
4. The Human Rights Commission provided fair housing education/information to members of the immigrant community by engaging in presentations and distribution of materials (available in 6 languages other than English) at various English as a Second Language classes on 15 occasions - twice a month Sept., Oct., Nov., Jan, Feb., Mar., Apr., and one in Dec.
5. The Human Rights Commission provided fair housing education/information to members of civic/service organizations throughout the County by discussing fair housing services available and distributing brochures at five various Rotary and Lions Clubs meetings throughout the county - Herndon Rotary, Clifton Rotary, Springfield Rotary, Vienna Lions, and Clifton Lions.
6. The Human Rights Commission released a closed captioned cable segment focusing on housing issues in the context of accessible/affordable housing for the disabled, and group homes created by the Human Rights Commission in collaboration with the Community Services Board, Disability Services, and private non-profit groups serving persons with disabilities, "A Place to Call Home." It was produced by the County's Office of Cable Communications staff and disseminated throughout the year over the Fairfax County Cable Channel 16.
7. The Human Rights Commission provided 2 fair housing training sessions to non-profit housing counseling and local government service providers through The Center for Housing Counseling Training, which is operated under the auspices of a faith based organization, Christian Relief Services.
8. The Human Rights Commission provided fair housing training to 28 rental housing provider employees: leasing, maintenance and management.
9. The Human Rights Commission provided fair housing training to Property Owner Associations and POA management personnel.
10. The Human Rights Commission collaborated with other government entities/agencies:

Staff participated in a site visit to affordable dwelling units developed by county RHA in conjunction with private developers for purchase through

affordable housing program. Discussions and visit to assess accessibility prior to issuance of occupancy and making units available on the market - in conjunction with staff from the Office for Disability Planning and the Department of Housing and Community Development, as well as an advocate member of the Fair Housing Task Force.

Staff members of the Office of Human Rights and the Disability Services Board staff met regarding opportunities for collaboration in educating/communicating with individuals with disabilities regarding seeking accommodation/modifications and enforcement of their rights by the Human Rights Commission.

11. The Human Rights Commission provided representation on the board of the Center for Housing Counseling Training that conducts housing training counseling training and training to first time homebuyers in Fairfax County and is partially funded under the auspices of the Community Planning Collaborative on Homelessness. Projects involved training for the Housing Counseling program, First Time Home Buyer training, partnership with the County to provide training through its FTHB program, consultation with Neighborworks regarding accreditation for housing counseling, investigation of HUD approval for Certification as Housing Counseling agency, and sponsoring FDIC "Money Smart" training.
12. The Human Rights Commission provided resources and information to assist housing providers in resolving community issues affecting the fair housing rights of residents and those seeking housing.
13. The Human Rights Commission provided resources and information to assist other County government departments/entities in examining and resolving the fair housing ramifications of actions planned/taken.
14. The Human Rights Commission participated in the Annual Fair Housing Training sponsored by the Northern Virginia Apartment Owners Association.
15. The Human Rights Commission provided Fair Housing training to non-profit and government employees who provide housing and counseling services, sponsored by the Center for Housing Counseling Training.
16. The Human Rights Commission engaged in the following activities in celebration of Fair Housing Month:
  - Fair Housing Month Proclamation issued by the Board of Supervisors proclaiming April 2006 as Fair Housing Month on March 27, 2006.
  - Fair Housing Month display on theme Fair Housing Is Not An Option It's the Law set up in main lobby of the Government Center. Fair Housing brochures in various languages as well as other materials provided and over 1100 items distributed.

- Staff participated in the Equal Rights Center Fair Housing Symposium held in Falls Church, VA, which provided Fair Housing training to employees of nonprofit, for profit and government entities as well as interested citizens.
  - Staff attended the National Fair Housing Alliance's Annual Reporting on the State of Fair Housing in the country held at the National Press Club.
  - Staff participated in a day-long County wide Community Summit to End Homelessness; Creating A Blueprint for Success, sponsored by the Board of Supervisors and the Freddie Mac Foundation, held at Freddie Mac in McLean, VA.
  - Staff participated in the Fair Housing Symposium at Galludet University, sponsored by the Equal Rights Center. Staff facilitated securing HUD speaker for event.
  - The Human Rights Commission participated with the Northern Virginia Board of Realtors annual fair housing activity, providing information and material for distribution to members.
17. The Human Rights Commission staff addressed the Montgomery County Council about our fair housing ordinance explaining its coverage of mortgage lending and related practices.
  18. The Human Rights Commission distributed Fair Housing materials to the library system technical center for distribution to each of its 22 facilities. Each packet contained: 50 of the Fair Housing It's Your Right in English, 25 of same in each of 6 other languages; 25 of the No Harassment, and 25 of the Fair Financing brochures.
  19. The Human Rights Commission distributed fair housing materials (brochures described above & in same amounts) to the offices of each member of the Board of Supervisors along with a copy of the close captioned Fairfax County Channel 16 Cable Segment: "A Place to Call Home," regarding housing needs and rights of persons with disabilities.
  20. The Human Rights Commission presented its Virginia Peters Fair Housing Award to the Northern Virginia Board of Realtors in recognition of its commitment to supporting equal opportunity in housing in Fairfax County and all of the jurisdictions in Northern Virginia, during the Commission's Annual Awards Banquet.
  21. 6/2-3/06-Annual meeting of the Virginia Association for Human Rights. Attended by both staff and commissioners.
  22. The Human Rights Commission commissioned a Lending Study, the Final Report on which has been drafted and recently submitted by the contractor. This HMDA data analysis regarding lending within Fairfax County and surrounding jurisdictions will be reviewed by the Commissioners. Anticipate release/publication first quarter of FY 2007.

23. The Human Rights Commission commissioned an accessibility audit of multifamily housing, which were completed this year and a report has been drafted for submission to the Commission. Anticipate release/publication first quarter of FY 2007.

24. The Human Rights Commission completed drafting a report on the last round of rental tests. The report will be submitted to the Commission for review and it is anticipated that it will be released/published during the first quarter of FY 2007.

### **Enforcement Activities**

1. On December 22, 2005, The Human Rights Commission completed its second year of a three year interim agreement with the U.S. Department of Housing and Urban Development whereby the agency is designated as a Fair Housing Assistance Program that files and investigates complaints that are dual-filed with HUD. The Human Rights Commission has handled 34 complaints since commencement of the contract, 31 of which were dual-filed with HUD, and has closed 21 cases following a complete investigation and 6 by conciliation agreement. The agency's first cause finding was issued this year and conciliation is on-going. Some complaints have been generated by this agency but are to be investigated by HUD and are not reflected above.

2. The executive director met twice last year with the Assistant Secretary for Fair Housing and Equal Opportunity in his role as a member of the Board of the International Association of Human Rights Agencies (IAOHRA) to discuss national concerns of the Fair Housing Assistance Programs (FHAPs) in an effort to develop strategies that would allow HUD to better support and assist the FHAPs in performance of our work.

3. National Fair Housing Training Academy:

10/06: NFHTA Opening - Attended by the Executive Director, Michael Cash, and Commissioner, Jon Strother.

Staff Training: Efforts were made to register and send all investigatory staff, supervisors and the deputy director for the full scope of the NFHTA offerings. The majority of staff have completed the first 4 weeks of the curriculum, with the remaining staff having completed 3 weeks of the training.

4. Mediation training provided to two newly hired investigatory staff by the Alternative Dispute Resolution staff of Fairfax County and the Fairfax County School System, first class leading to certification. 3 days.

5. 09/9-10/05 - John Marshall Law School Fair Housing Legal Support Center, Predatory Home Lending, Moving Toward legal and Policy Solutions, seminar attended by agency Executive Director and Fair Housing Program Manager.

6. 2/27/06 - Staff attended the National Low Income Housing Coalition's Annual Housing Policy Conference.

7. 3/22-24/06 - Staff participated in the National Community Reinvestment Corporation's Annual Conference, which addressed predatory lending,
8. May 18, 2006, on-site visit from HUD FHAP monitors; June 20, 2006, on-site HUD Fair Housing Assistance Program audit of agency performance under interim agreement with its Fair Housing Equal Opportunity Office.
9. Arrangements made for training of Commissioners on Fair Housing Issues, the processing of complaints, investigations and their role in reviewing Final Investigative Reports and making determinations in Fair Housing cases. (Such training has previously been provided however there has been a significant turnover on the Commission.) Training will be conducted next quarter.

C. Affordable Housing

**HUD Instructions: Evaluation of progress in meeting its specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress should include a comparison of actual accomplishments with proposed goals for the reporting period, efforts to address "worst-case needs," and the needs of persons with disabilities.**

In FY 2006, under Fairfax County's Consolidated Community Funding Pool, seven Affordable Housing projects and sixteen Targeted Public Services projects received CDBG funding. Forty-six units of affordable housing were acquired, constructed or rehabilitated by nonprofit organizations. An additional 98 homes for the elderly had minor rehabilitation and one home received accessibility modifications. Through the sale and resale of Affordable Dwelling Units, 46 households became homeowners.

One hundred twenty nine households were provided transitional housing and four families were given assistance to move into permanent housing. For the County's CDBG activities as a whole, of all low and moderate income households receiving direct benefits, 3,418 were extremely low income; 2,183 were low income; and 1,302 were moderate income.

In the HOME program, the 15% of funds set-aside for nonprofit Community Housing Development Organizations (CHDOs) was programmed in Fiscal Year 2006 for the acquisition and preservation of affordable housing projects. During Fiscal Year 2006, Reston Interfaith Housing Corporation was awarded \$255,563 in HOME funding for the purchase of two 3-bedroom townhouses to be acquired, rehabilitated and rented to Housing Choice Voucher holders. Good Shepherd Housing was awarded \$242,202 in HOME funding for the purchase of two 2-bedroom and one 3-bedroom units to be used as rental housing.

Rental assistance was provided to 49 low-income households at two elderly housing developments. The balance of HOME funds is being used for neighborhood revitalization, fair housing programs, and FCRHA development projects, including the preservation and rehabilitation of



affordable housing projects. A total of 10% of HOME funds was provided for the administration of the program.

Under the Fairfax County Affordable Dwelling Unit (ADU) ordinance, three new “for sale” projects were offered for sale in FY 2006. During this period, the total number of ADUs in the First-Time Homebuyers Program increased by 7 units to 1,121 units sold or offered for sale to first-time homebuyers. The income limit for this program is 70% of the MSA median income. Most of the homebuyers qualify as low or moderate income based on household size.

#### D. Continuum of Care Narrative

**HUD Instructions: Actions taken to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families). This narrative should include a summary of actions taken during the program year to develop and implement a Continuum of Care strategy for the homeless, i.e. actions taken to prevent homelessness, to address the emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets), to help homeless persons make the transition to permanent housing and independent living. (This should include new Federal resources obtained during the year from the Continuum of Care Super NOFA to prevent homelessness, address emergency and transitional housing needs of homeless individuals and families, and to help homeless persons make the transition to permanent housing.)**

Families and individuals that become homeless are sheltered in the five full service 24-hour emergency shelters operated by community-based organizations under contract with the County. The County also operates a shelter for women who are victims of domestic violence, and a shelter for homeless youth is operated by a nonprofit agency. In special circumstances, homeless families with no other resources, who cannot be served in shelters, are housed temporarily in area hotels while waiting for space in shelters. In addition to the regular shelter program, beds were available under the Emergency Cold Weather Policy in overflow space in four locations in the Fairfax-Falls Church community from November through March. From December through March 25th, faith communities in the central, northern, and western parts of the County operated a hypothermia prevention program in partnership with a nonprofit under contract with the County. A similar program was started with 10 faith communities in the southern part of the County in February, running through the end of March.

The County has continued to support applications seeking funding to develop or continue programs providing housing and services to low-income and homeless individuals and families. The HUD 2006 Continuum of Care (CoC) process was completed in May 2006. With the combining of several older, small grants into single larger applications, the Fairfax community submitted 23 applications for nearly \$4.8 million in HUD funds, including 22 one-year renewal projects and one new permanent supportive project for two years. The year 2006 was the tenth year that Fairfax has followed a collaborative community-driven planning process in determining the applications to be submitted to HUD. The restructured planning process implemented in 2004 continued to provide oversight to the CoC process.

The Council on Homelessness formed a Planning Committee to End Homelessness by 2015. The planning process was endorsed by the Fairfax County Board of Supervisors, and a Community Summit to End Homelessness was held in April 2006 in partnership with Freddie Mac and the Freddie Mac Foundation to engage the broader business and provider communities in the planning process.

#### E. Other Actions

**HUD Instructions: Other actions indicated in the strategic and action plans. These would include actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, eliminate barriers to affordable housing, overcome gaps in institutional structures and enhance coordination, improve public housing and resident initiatives, evaluate and reduce lead based paint hazards, ensure compliance with program and comprehensive planning requirements, and reduce the number of persons living below the poverty level.**

Actions to foster and maintain affordable housing fall into several general categories, including efforts to preserve or retain existing assisted housing units, to support applications seeking funding to develop or continue programs for low-income families submitted by other entities, to improve Public Housing and resident initiatives, and to continue home improvement and repair programs. The support for grants and other funding applications addresses one of the major obstacles to underserved needs: the lack of adequate resources.

#### Preservation of Affordable Housing

The FY 2005 Action Plan (for the Quality Housing and Work Responsibility Act) identified two of the most prevalent barriers to production of affordable housing as the private market conditions that emphasize the production of high cost housing and the lack of adequate subsidies for low income renters in a high cost market. These same market conditions present a barrier to preservation of existing subsidized and affordable unsubsidized units by making conversion to upscale rentals or demolition and construction of more expensive units a more attractive alternative. The owners of the Woods of Fairfax project elected to not renew their project-based Section 8 contract covering 35 units when it expired on August 31, 2005. HCD staff interviewed the 35 households impacted by this action. 30 households received enhanced vouchers to lease-in-place at the Woods of Fairfax.

Project-based Section 8 assistance ended due to non-renewal of four contracts initially covering 163 units in two tax-exempt bond-financed projects in FY 1998 through FY 2005; the remaining units have a Section 8 contract expiring in 2006. Tenant-based Section 8 assistance was provided for 117 households of the 138 affected by the non-renewal. In addition, tenant-based Section 8 assistance was provided to 71 households out of 97 affected by two project-based Section 8 contracts which expired in FY 1999 in two former Section 236 projects and one contract that expired in FY 2001 and in a former 221(d) (3) project. In October 2002, Ashby of McLean

opted out of its contract for Section 8 project-based assistance, and 51 families were issued tenant-based vouchers.

As a result of proffers made by developers, the County has monitored the provision of below-market rents for a set-aside number of units in several rental projects during the past decade. During the last few years, all of the set-aside agreements have expired, allowing these units to revert to market rate. The contract for 33 of these units in one development expired in May 1998; the contract for 35 units in another development expired in April 1999; and the contract for 12 expired in August 2002.

The County is also monitoring the status of projects providing affordable set-aside units under the FCRHA's tax-exempt bond financing program. The owner of one tax-exempt bond financed project that has fulfilled its ten-year affordability period, pursuant to IRS requirements, prepaid the bonds in FY 2002, thereby removing the rent and income restrictions on 55 set-aside units at Waterside Apartments. In addition, the owner of Kingsley Commons, another tax-exempt bond financed project, prepaid the bonds in FY 2003, however, the rent and income restrictions imposed on 81 set-aside units did not expire until May 2005. More recently, the owner of Mount Vernon Apartments, another tax-exempt bond financed project, prepaid the bonds in June 2005, thereby terminating the rent and income restrictions on 37 units.

Efforts to maintain existing affordable housing included use of CDBG funding for home repair programs, home improvement loans, and housing rehabilitation work carried out through contracts with nonprofit community-based housing providers. Through the County's Home Improvement Loan Program, CDBG loans in the amount of \$450,934 were made to eight (8) low/moderate income households; an additional \$62,367.50 in loans were made with other funding sources. CDBG funds in the amount of \$210,590 were spent on home repairs for 98 elderly households through the Home Repair for the Elderly Program.

Additional affordable housing opportunities were made available to eligible County residents through the County's Homeownership Program. A total of 46 families became homeowners through sales and re-sales of Affordable Dwelling Units and the resale of former Moderate Income Direct Sales (MIDS) units under the First-Time Homebuyers Program.

### Community Improvement Initiatives

While the aforementioned programs provide assistance to individual homeowners, the County has implemented an extensive Revitalization Program with multiple components. The Board of Supervisors has established Redevelopment Areas, Rehabilitation Districts, Conservation Areas, Community Improvement Areas, and Revitalization Areas as a means to accomplish capital improvements in various neighborhoods and communities across the County. Programs and products of this revitalization effort include the County Executive's Revitalization Initiatives, the Strengthening Neighborhoods and Building Communities method of service

delivery, the Tax Abatement Program, the Spot Blight Abatement Program, the Capital Projects Maintenance Policy and Program, Consultant Market and Development Profile Studies, Comprehensive Plan Amendments through the Area Plan Review process, the Revitalization Loan Program, the Neighborhood Improvement Program and the Community Improvement Program.

Using CDBG funds, Fairfax County plans to promote the revitalization of older communities where disinvestment has affected the quality of life. To achieve this, partnering with private developers and investors is planned. To date, marketing materials have been developed, and staff has been in discussion with potential developers for possible use of CDBG funds in a qualifying Revitalization District.

During Fiscal Year 2006, marketing of the County's revitalization efforts continued, including the maintenance of a Revitalization web site. The marketing materials and web site were developed as part of the process of implementing the Investing in Communities Program (ICP). The goal of ICP is to stimulate and leverage private sector investment to improve public infrastructure, promote new business development, and retain existing businesses to create jobs for community residents, reduce blight, enhance livability, and bolster the tax base.

Through the County's Annual Plan Review (APR), staff has increased the Floor Area Ratio (FAR) which should result in more mixed-use development that will create opportunities for affordable housing in the Bailey's Crossroads and Annandale Central Business Districts. Staff is working with a developer/property owner in Bailey's Crossroads to create a mixed-use development that include an East County Government Center. This Center will consolidate numerous County resources and a homeless shelter in an environment that will include two urban parks. Furthermore, it will provide convenient transportation opportunities to low-to moderate-income individuals who live in this area. The FCRHA is also making a CDBG loan to a business in the Bailey's Crossroads area which will create full-time equivalent positions.

Improvements continued in the County's Conservation Areas. Accomplishments included: Land acquisition underway in Jefferson Manor Public Improvements Phase II-B; and construction underway in Fairhaven Public Improvements Phase VII and in Huntington.

#### Support of Other Applications

The FCRHA application for 263 Section 8 vouchers under the 2000 Fair Share Application of Incremental Voucher Funding resulted in the receipt of 278 vouchers. During FY 2002, staff began leasing these vouchers.

The FCRHA applied for Mainstream housing vouchers in FY 2003 and 2004. It did not receive vouchers in the FY 2003 and FY 2004 awards.

## Public Housing Improvements and Resident Initiatives

Public housing improvements are implemented through the HUD Comprehensive Grant Program (CGP) based on a five-year capital needs plan. Improvements included replacement of kitchen cabinets, appliances, gutter systems and mechanical systems at one development totaling 36 units.

Resident initiatives encompassed a wide range of activities and programs. Actions to promote economic self sufficiency and self-improvement included three homeownership seminars and continuation of a homeownership newsletter started by the Homeownership Unit of the Department of Housing and Community Development (HCD), and referrals of Public Housing residents who are paying “flat rent” to the Homeownership Program and the Housing Choice Voucher (HCV) (formerly known as Section 8) Family Self-Sufficiency (FSS) program. HCD received two ROSS grants to hire FSS Coordinators for HCV and Public Housing. The HCV Coordinator has been hired. The Public Housing Coordinator will be hired soon. A series of FSS orientation briefings were held and 12 HCV participating households submitted applications and are enrolled in the FSS program. Presentations were made to the DFC-VIEW Committee and HCD Resident Advisory Council (RAC) to educate them on the FSS Program and to enlist their assistance in increasing enrollment.

HCD employs “Management Aides” chosen from among the resident population within Fairfax County Redevelopment and Housing Authority properties. Homeownership staff and Housing Choice Voucher staff at HCD successfully implemented the Section 8 Choice Voucher Homeownership Pilot Program, with 24 families purchasing units in the first phase of the pilot.

HCD also employed twelve (12) Management Aides at a standard hourly rate, which was approximately \$13 per hour (\$12.93). Residents selected to be Management Aides help organize events at properties, distribute notifications and newsletters, report property conditions and problems, and assist with security-related functions such as opening and closing community rooms or laundry facilities. Management Aides receive orientations and training sessions prior to assuming their duties and also benefit from periodic on-the-job instruction and professional in-service workshops to help advance their skills and improve future employment opportunities.

## Overcoming Gaps in the Institutional Structure

Fairfax County is committed to enhancing the organizational capacity of community-based nonprofit organizations operating in the County. Fairfax County supported the Nonprofit Organizational Development Initiative whose focus was to strengthen the capacity of community-based nonprofit organizations providing services to the residents of Fairfax County. During FY 2006, work concluded on the short-term technical assistance that was provided to ten nonprofit projects.

To facilitate the reporting of CDBG accomplishments by Fairfax County nonprofit subrecipients, the County has utilized a web-based reporting system known as Web-R. During FY 2006, training was provided to the nonprofits on how they are to provide reports which contain demographic information on the beneficiaries of CDBG-funded activities, project outcome information, expenditure information, and the mechanism for the nonprofits to request their CDBG funding.

#### Evaluation and Reduction of Lead-Based Paint Hazards

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. Telephone consultation, literature, and referrals to private lead testing companies are provided to citizens who call regarding lead-based paint or other potential environmental lead hazards in the community. The County has implemented procedures for compliance with regulations issued by HUD which established new requirements for notification, evaluation, and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance.

Lead-based paint hazards review is part of the County's Environmental Review process for all federally-funded projects. Project managers fill out Environmental Review Abstracts in which the age of the property is identified to determine if the property was built at a time when lead-based paint was used. The question is also posed as to whether any paint will be disturbed. If answers to these questions warrant further review, the case is sent to the Department of Housing and Community Development's (HCD's) staff person responsible for lead-based paint follow-up and mitigation. Appropriate actions are taken to ensure compliance with Lead-Based Paint Regulation (24 CFR Part 35).

Because of the nature of the program, the County's Home Improvement Loan Program (HILP) staff annually submits several Environmental Review Project Abstracts for properties receiving rehabilitation. (In Fiscal Year 2006, ten HILP loans were settled.) No lead-based paint mitigation was required on HILP projects during FY 2006.

#### Efforts to Reduce the Number of Persons Living Below the Poverty Level

Through its Consolidated Community Funding Pool (CCFP) Fairfax County funded several projects that met the priority to provide the supports people need to be self-sufficient. Programs funded through the CCFP with Community Services Block Grant (CSBG) funds were specifically targeted toward households with incomes at or below the poverty program guidelines. CSBG funds totaling \$650,886 were used for the following types of projects:

- Housing
- Health
- Emergency Needs

The Fairfax County Redevelopment and Housing Authority (FCRHA), the Fairfax County Department of Family Services (DFS), and the Community Action Advisory Board (CAAB) coordinated efforts and shared responsibilities in combating poverty.

The Public Housing Authority (FCRHA) entered into a cooperative agreement with the TANF Agency (DFS), to share information and/or target supportive services. The FCRHA/HCD and the Fairfax County Department of Family Services (DFS) have been collaborators in self-sufficiency programs, such as Family Self-Sufficiency. Other coordination efforts between the PHA and TANF agency included client referrals; information sharing regarding mutual clients (for rent determinations and otherwise); coordination of the provision of specific social and self-sufficiency services and programs to eligible families; and joint administration of programs. In addition to this the PHA and TANF agencies administered a special program to award Housing Choice Vouchers (HCV) for homeless families in conjunction with supportive services and the Family Unification Program.

Several anti-poverty services and programs were offered to residents and participants in FCRHA programs. The PHA employed several policies to enhance the economic and social self-sufficiency of assisted families. These policies include:

- Public housing rent determination policies
- Public housing admissions policies (Working Preference)
- HCV admissions policies (Working Preference)
- Preference/eligibility for HCV homeownership option participation
- Housing and Community Development Corporation and FCRHA Resolutions Implementing Economic Uplift and Self-Sufficiency
- Adoption of Moderate Income Direct Sales (MIDS) Homebuyers Eligibility Requirements
- Adoption of Policies and Regulations Concerning the Sale and Rental of Affordable Dwelling Units (First Time Homebuyers' Program)
- Authorization to Enter into an Agreement with The Housing Opportunities Foundation to Assist Moderate Income Homebuyers
- Authorization to Establish a New Family Self-Sufficiency Program
- Authorization to Formalize Current Practices for Economic Uplift and Self-Improvement Initiatives

The Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advised the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change.

## F. Leveraging Resources

**HUD Instructions: Describe progress in obtaining “other” public and private resources that address needs identified in the plan. The report should also discuss how Federal resources made available from HUD leveraged “other” public and private resources, including how any matching requirements were satisfied.**

The programs described in the Consolidated Plan leverage substantial additional funding. For FY 2006, additional leveraging statistics will be available later in the year, but figures are expected to equal or exceed those of FY 2005. In FY 2005, the nonprofit Affordable Housing and Targeted Public Services programs funded through CDBG brought in an additional \$14,807,794 in support of those programs (\$8,294,984 in cash plus \$6,512,810 in non-cash/in-kind donations). A total of 6,983 volunteers were utilized in FY 2005 for Affordable Housing and Targeted Public Services programs to help those organizations provide services and assistance. Many of these agencies and similar programs also receive additional funding through the County's Consolidated Community Funding Pool, which included \$6,446,313 in local funds and \$647,304 in federal/State Community Services Block Grant funds for FY 2006. The Emergency Shelter Grant is utilized in support of the County's five homeless shelters, which had a total local budget of approximately \$4.4 million in FY 2006.

The Fairfax-Falls Church community's CoC applications to HUD for 2005 were awarded \$4,691,468 in HUD funds for one- to five-year grants. An additional \$1,963,936 in County, State, and Private resources is leveraged as match in these programs. Funding included the approval of a new Shelter Plus Care grant application and the one-year renewals of six other Shelter Plus Care projects. Twenty-five Supportive Housing Program grants were each renewed for one year. The new Shelter Plus Care grant will provide five years of rental subsidy for four chronically homeless individuals and the Shelter Plus Care grant renewals will provide continued permanent supportive housing for 62 adults with disabling conditions. All Shelter Plus Care grants are now renewed annually by HUD after the initial five-year grant period. The Supportive Housing grants were also renewed for one year in accordance with HUD guidance in order to provide continued funding for currently existing services, including permanent supportive housing for 62 homeless individuals with mental illness or dual-diagnosis, eight safe haven beds for vulnerable homeless adults with serious mental illness, five units of transitional housing serving 11 single adults, 16 beds of transitional housing and treatment services for homeless individuals with substance abuse issues, and 143 units of transitional housing for homeless families.

#### G. Citizen Comments

**HUD Instructions: Provide a summary of citizen comments received in regard to the program.**

Following is a summary of citizen comments received in regard to the program:

Fairfax County's Home Repair for the Elderly Program (HREP) received three (3) unsolicited letters and 73 solicited letters at the end of project completion from assisted residents with compliments for the County on its service or thanking the County. Following is a typical quote from a resident assisted by the HREP: "The crew did a great job, very professional. They were very accommodating and thorough, got the job done in a timely



manner. The program is a blessing to the elderly that are on a fixed income and can't afford to have home repairs done.”

A number of comments were received from citizens affected by ongoing improvements in Conservation Areas, and the following is a summary of some of those comments:

1) Fairhaven Public Improvements

The seventh and final phase of road and storm drainage improvements in the Fairhaven Conservation Area was completed in FY 2006. Most of the citizen comments concerned construction activities on individual properties. In general, the community was in support of the improvements and pleased with the final project phase results.

2) Jefferson Manor Public Improvements Project

One phase of road and storm drainage improvements was in land acquisition in the Jefferson Manor Conservation Area. Most of the citizen comments involved the location of the proposed improvements (including sidewalks, storm drainage structures, and utility relocation) and the impact of the proposed improvements on their individual properties. In general, the community was in support of the proposed improvements and anxious for the remaining project phases to be constructed.

H. Self-Evaluation

**HUD Instructions: The Consolidated Plan is a concept that is designed to enable officials and citizens to become more aware of the larger picture and the extent to which all related programs are effective in collectively solving neighborhood and community problems. Moving beyond the compilation of program outputs, there must be a focus on results that will allow a community to assess progress in meeting the priority needs and specific objectives identified in the strategic plan and action plan in order to help make the community's vision of the future a reality.**

**The overall goal of the community planning and development programs included in the Consolidated Plan is to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. An evaluation of accomplishments, as well as plans for the future should be developed with this overall statutory purpose in mind.**

**As grantees proceed through this process of self-evaluation, there are certain questions that may be considered. Are the activities and strategies making an impact on identified needs? What indicators would best describe the results? What barriers may have a negative impact on fulfilling the strategies and the overall vision? What is the status of grant programs? Are any activities or types of activities falling behind schedule? Are grant disbursements timely? Do actual expenditures differ substantially from letter of credit disbursements? Are major goals on target? And, based on the answers to these and other questions, what adjustments or improvements to strategies and activities might meet your needs more effectively?**

The Proposed Action Plan for FY 2006 was considered by the CCFAC at its January, February and March 2005 meetings. In February 2005, the CCFAC approved the release of the draft plan for the formal public comment period.

The Proposed Action Plan for FY 2006 was circulated for review by citizens, service providers, and potential funding applicants during the 30-day formal public comment period, ending on March 14, 2005. It was the subject of a public hearing held by the Board of Supervisors on February 28, 2005. Following the public hearing and the completion of the public comment period, the Board of Supervisors approved the One-Year Action Plan for FY 2006 on April 25, 2005. The Board made the project funding awards in April 2005, as part of its adoption of the County's FY 2006 budget.

Consolidated Plan activities are making substantial impacts in Fairfax County. A critical need in the County continues to be in the area of affordable housing. Several activities were making an impact on this need, as explained in Section II, C, "Affordable Housing," of this document.

Revitalization is another area that the County has focused its attention on. Revitalization activities funded under the Consolidated Plan are in the early phases, however outcomes are being developed with positive impacts being projected for the revitalization of the County's older communities.

For the activities funded under Fairfax County's Consolidated Community Funding Pool (CCFP), of which a portion of the County's CDBG funds are a part, impacts are tracked by race/ethnic group, income levels and outcomes. FY 2006 statistics will be available later in the year, but the following highlights are noted for FY 2005 activities:

- Diversity in participants by race/ethnic group, with 35% of the participants being Hispanic, 18% being African American, 14% Asian/Pacific Islander, 15.4% White, 2.7% Middle Eastern and 14.9% being Other or not reported. (Statistics are based on Heads of Household.)
- Of all participants, 68% were of Extremely Low income, Very Low income or Low/Moderate income. Following is a breakdown: 51% were of Extremely Low income, 12% of Very Low income, and 5% of Low/Moderate income.
- 37,730 individuals were linked to needed services and resources; 59,256 individuals had their emergency basic needs met; and 5,214 individuals had crises stabilized. (Figures represent some duplication.)
- For every \$1 provided through the CCFP, another \$5.30 in cash, donated goods, services, and volunteer time were leveraged by community-based organizations to support CCFP-funded projects. Over 23,000 persons provided more than 380,000 hours of volunteer services.

Fairfax County has met its CDBG and HOME expenditure and obligation rates and continues to closely monitor projects to expedite the use of funds.

### **III. CDBG Narrative**

#### **A. Relationship of CDBG Funds to the Priorities, Needs, Goals, and Specific Objectives in the Consolidated Plan**

**HUD Instructions:** Assess the relationship of the use of CDBG funds to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan, including an analysis of the extent to which CDBG funds were distributed among different categories of housing needs identified in the Consolidated Plan. Special attention should be given to the highest priority activities identified and evaluation of the extent to which CDBG funds were used for activities that benefited low- and moderate-income persons.

For the FY 2005-2006 CCFP funding process, the CCFAC organized funding priorities according to five outcome areas that related to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan. All CDBG-funded activities benefited low- and moderate-income persons.

### **OUTCOME AREA FUNDING PRIORITIES**

- Outcome 1: People Find and Maintain Safe, Appropriate and Affordable Housing**
- Outcome 2: People Have the Skills and Supports They Need to Be Self-Sufficient**
- Outcome 3: Families and Individuals are Healthy, Stable and Independent**
- Outcome 4: Youth Make Safe, Responsible Decisions**
- Outcome 5: Families and Individuals Meet Their Basic Needs**

Seven projects administered by nonprofit organizations and a local government received Program Year 31 CDBG Affordable Housing Fund monies and identified outcomes in support of Funding Priority 1, People Find and Maintain Safe, Appropriate and Affordable Housing. In addition to projects shown below, outcomes were also accomplished under Priority 1 in the County's Home Improvement Loan Program and Home Repair for the Elderly Program.

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>AH FUNDING</b>
Good Shepherd Housing and Family Services, Inc.	Mt. Vernon Village – Scattered Site Homes	\$153,000
Good Shepherd Housing and Family Services, Inc.	Homes for the Working Poor, Elderly, and Disabled	\$102,000
Habitat for Humanity of Northern Virginia	Habitat Homes – Stevenson Street Condominiums	\$128,809
Homestretch, Inc.	Homestretch Affordable Permanent Housing Acquisition	\$152,000
Robert Pierre Johnson Housing Development Corporation	Affordable Rental Housing	\$200,000

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>AH FUNDING</b>
	Program	
Town of Herndon	Bilingual Housing Rehabilitation Specialist	\$78,067
Wesley Housing Development Corporation, Inc.	Springdale House	\$20,000

Sixteen projects administered by nonprofit organizations received CDBG Targeted Public Services fund monies.

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>TPS FUNDING</b>
Christian Relief Services	Homes for the Homeless	\$102,000
Ethiopian Community Development Council Enterprise Development Group	Micro Enterprise Development Program	\$77,316
Fairfax Area Christian Emergency & Transitional Services, Inc.	Homeless Intervention Services	\$115,666
Fairfax Area Christian Emergency & Transitional Services, Inc.	Family Enrichment Services	\$133,000
Good Shepherd Housing and Family Services, Inc.	Emergency Services – Keeping Families at Home	\$40,800
Homestretch, Inc.	Aggressive Dynamic Debt Reduction, Elimination, and Savings Strategies	\$21,500
Homestretch, Inc.	Homestretch Transitional Housing	\$265,200
Homestretch, Inc.	Homestretch English as a Second Language	\$33,000
Newcomer Community Service Center	Newcomer Self-Sufficiency Program	\$64,596
Reston Interfaith, Inc.	Day Labor Project	\$43,462

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>TPS FUNDING</b>
Reston Interfaith, Inc.	Cedar Ridge Community Center Program	\$57,178
Robert Pierre Johnson Housing Development Corporation	Transitional Housing Program	\$4,097
Vienna Teen Center/Town of Vienna	Club Phoenix/Vienna Teen Center	\$20,400
Wesley Housing Development Corporation, Inc.	Coppermine Place Supportive Services Program	\$57,583

All of the FY 2006 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons, and addressed the outcome area funding priorities.

Outside of the CCFP process, the Fairfax County Redevelopment and Housing Authority (FCRHA), the largest expender of CDBG funds, undertook projects that positively impacted the community in the areas of affordable housing, revitalization, and public facilities. The activities included:

- The Fairfax County Homeownership Program where a total of 46 families became homeowners through sales and re-sales of Affordable Dwelling Units and the resale of former Moderate Income Direct Sales (MIDS) units under the First-Time Homebuyers Program.
- Promotion of the revitalization of older communities where disinvestment has affected the quality of life. Marketing materials were developed, and staff has been in discussion with potential developers for possible use of CDBG funds in a qualifying Revitalization District. In addition, an application was developed and proposals were received and are in the process of being reviewed as part of the process of implementing the Investing in Communities Program (ICP), the goal of which is to stimulate and leverage private sector investment to improve public infrastructure, promote new business development, and retain existing businesses.
- Continuation of improvements in the County's Conservation Areas of Bailey's, Fairhaven, Huntington, and Jefferson Manor.
- The Southgate Community Center will provide a comprehensive program of community services and recreational, educational and cultural activities that serves the Reston community. The Center was under development and was receiving significant improvements which will result in a 7,733 square-foot facility consisting of a multi-purpose room, a teen recreation and meeting room, a computer center, a day care facility, supporting offices, commercial kitchen and tennis/basketball courts.

## B. Changes in Program Objectives

**HUD Instructions:** Describe the nature of and reasons for any changes in program objectives and indications as to how the jurisdiction would change its programs as a result of its experience.

There were no changes in program objectives.

## C. Efforts in Carrying Out Grantee's Certifications

**HUD Instructions:** Assess grantee efforts in carrying out the planned actions described in its action plan as part of the grantee's certifications that it is following a current HUD-approved Consolidated Plan. This should include a narrative analysis to show that the grantee: (1) pursued all resources that the grantee indicated it would pursue; (2) provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support application by other entities; and (3) did not hinder Consolidated Plan implementation by action or willful inaction.

Fairfax County generally pursued the resources identified in the Consolidated Plan. The County was very successful in the Continuum of Care process, as discussed in the "Other Activities" section of this document.

## D. Compliance with National Objectives

**HUD Instructions:** If grantee funds are not used exclusively for compliance with the national objectives, or if the grantee did not comply with the overall benefit certification, then narrative explanation must be included to address these issues. The narrative should address how the use of funds did not address national objectives and how future activities might change as a result of the current experience.

In Program Year 31, grantee funds were used exclusively for two national objectives, and Fairfax County was in compliance with the overall benefit certification. The two national objectives are: (1) Activities benefiting low and moderate income persons and (2) Activities, which aid in the prevention or elimination of slums or blight.

## E. Steps to Minimize Displacement from the CDBG-Assisted Activities and to Comply with the Uniform Relocation Act (URA) or Section 104(d):

**HUD Instructions:** If any activities specified for the program year involve acquisition, rehabilitation or demolition of occupied real property, a narrative must be submitted that identifies the activities and then describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities; (2) steps taken to identify households, businesses, farms or requirements and to comply with the Uniform Relocation Act (URA) or section 104 (d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences; and (3) a description of the steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

1. Technical assistance and information was provided to sub-recipients involved in the relocation, acquisition, demolition or rehabilitation,

conversion or demolition with CDBG, HOME, or Section 108 loans for the following project during PY 31:

Performed relocation reviews for 128 projects using HOME and CDBG funds.

2. Steps to Minimize Displacement – Consistent with the goals and objectives of activities assisted under the Uniform Act, the County through the FCRHA will take the following applicable steps to minimize the displacement of persons from their homes:
  - a. During the initial planning stages, each acquisition, rehabilitation and demolition is evaluated by HCD to determine the impact on persons occupying the project.
  - b. During the planning stages, consideration is given to the needs of the existing residents.
  - c. Rehabilitation of existing occupied structures is considered before demolition activity was undertaken.
  - d. Rehabilitation of structures is geared toward assisting present occupants of the project to remain in the project.
  - e. If necessary, enlargement of units to accommodate overcrowded project residents is considered during rehabilitation phases.
  - f. If possible, projects are planned so that replacement units are available at the time they are needed.
  - g. Whenever possible, vacant dwellings are selected for acquisition in place of occupied units.
  - h. When possible, projects are phased to reduce permanent displacement.
  - i. Residents are kept informed of projects and are re-surveyed by HCD periodically to determine changes in family composition and income.
  - j. If temporary relocations are necessary, priority consideration is given to onsite temporary moves.

#### F. Additional Narratives

##### 1. Economic Development

**HUD Instructions:** If during the program year there were economic development activities undertaken where jobs were made available to low- or moderate-income persons but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons; and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons. If any of the jobs claimed as being available to low/mod persons require special skill, work experience, or education, include a description of the steps being taken or that will be taken to provide such skills, experience, or education.

- Community Business Partnership (CBP) Small and Minority Business Loan Program

There were no jobs made available to low- or moderate-income persons that were not taken by them.

Following is a list of all the permanent jobs created/retained and those that were made available to low/mod persons during Program Year July 2005 – June 2006 under the CBP loan program:

Job Title: Dog Walkers (4 full-time equivalent positions, created)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Training given by owner.

Job Title: Owner (1 full-time position, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (0.5 full-time equivalent position, created)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (0.5 full-time equivalent position, created)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (0.25 full-time equivalent position, created)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (1 full-time equivalent position, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

## 2. Limited Clientele

**HUD Instructions: If the grantee undertook any activities during the program year which serve a limited clientele not falling within one of the categories of presumed limited clientele low- and moderate-income benefit, then the grantee must provide a narrative description as**



**to how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

Fairfax County and its sub-recipients undertook activities serving a limited clientele of low and moderate income. This clientele either fell into the category of 1) presumed low and moderate income benefit, 2) the programs required information on family size and income to show that at least 51% of the clientele were persons not exceeding low and moderate income benefit limits, 3) the programs had income eligibility requirements which limited the activities exclusively to low and moderate income persons, or 4) the activities were of such nature or in such location that it may be concluded that the activities were serving clients of low and moderate income.

Regarding the latter type of activities, Fairfax Area Christian Emergency and Transitional Services, Inc. (FACETS) operated the Family Enrichment Series in locations where it may be concluded that the activity's clientele were primarily of low and moderate income. The activities were conducted at Robinson Square and Barros Circle, both of which are public housing complexes. Similarly, Reston Interfaith, Inc. operated the Cedar Ridge Community Center Program at the Cedar Ridge Apartments, which is assisted housing for low and moderate income persons.

A third activity falling into this category was the Reston Interfaith Day Labor Project. The document, "An Account of Day Laborers in Fairfax County", prepared by the Fairfax County Department of Systems Management for Human Services in June of 2004, describes the nature of day laborers' activity. Day laborers include workers that gather at street corners, parking lots, strip malls, community centers, or official hiring sites seeking daily or hourly employment from numerous employers. The publication reported on data gathered by the 2003 Day Labor Survey, which was conducted at four sites in Fairfax County where day laborers gather to wait for work, including the Herndon site, which is the location of this activity.

According to the report, most day laborers work several types of jobs, including positions in construction, landscaping, painting, and janitorial work. Day Laborers are hired by different types of employers, including contractors, other day laborers, and private homeowners. Day laborers experience problems, including lack of breaks, non-payment, or insufficient payment by employers.

More specifically, the 2003 Day Labor Survey revealed that 6.1 percent of respondents made less than \$6.99 per hour. Almost two-thirds reported earnings of \$7 to \$9.99 per hour, and 27 percent reported making \$10 to \$14.99 per hour. Even at \$15 per hour and at 40 hours per week a worker would only earn \$31,200 annually, well below the

CDBG Low-Mod income ceiling for a family of one (\$40,600 per HUD limits effective 2/11/05). Reston Interfaith Inc.'s proposal which resulted in the CDBG funding through the Consolidated Community Funding Pool indicates that the organization has worked with this population in Herndon and that, of the day laborers who are men, 95% are immigrants from Latin America, and 100% report incomes at or below 200% of the Federal Poverty Guidelines.

These findings support the determination that the activity is utilized predominantly by low and moderate income persons.

### 3. Program Income

**HUD Instructions:** If activities were undertaken during the program year that generated program income to revolving funds; program income from float funded activities; income from the sale of real property; other loan repayments, prior period adjustments; loans outstanding or written off; parcels of CDBG-acquired property available for sale; or lump sum drawdown payments, then narrative information must be provided in accordance with provisions of CDBG Handbook No. 6510 2 Rev-2 pages 3-8 and 3-9, and exhibit 3b.

CDBG Program Income for Program Year 31 totaled \$643,796 primarily in income received from payoffs of loans received through the Home Improvement Loan Program.

### 4. Rehabilitation

**HUD Instructions:** For each type of rehabilitation program for which projects/units were reported as completed during the program year, provide a narrative description that identifies the type of program and the number of projects/units completed for each, the total CDBG funding involved in the program, and other public and private funds involved in the project.

#### a. Home Improvement Loan Program

A program administered by the Fairfax County Department of Housing and Community Development of low interest loans to low and moderate income residents for home repairs, including rehabilitation assistance and technical advice to loan recipients, as well as loan funds to supplement additional County and private funds. For Program Year 31 (Fiscal Year 2006), loan settlements were completed for ten (10) Home Improvement Loan Program projects, committing \$513,301.50 in rehabilitation contracts. These included loan settlements for eight (8) CDBG-funded projects, committing \$450,934 in CDBG funds and \$62,367.50 in other public funds for two (2) additional projects.

#### b. Blight Abatement Program

A program administered by HCD to eliminate blighted properties throughout the County using CDBG, County, and Section 108 Loan funds. The Blight Abatement Program addresses citizen concerns about specific properties that are abandoned, dilapidated or otherwise kept in an unsafe state. Under the Blight Abatement Program, property owners can apply for loans to aid in the demolition or renovation of blighted structures. CDBG funds have been allocated for the program, should they be needed for demolition or renovation. To date, other resources have been used in the efforts to eliminate blight. Fifteen (15) blighted properties were abated under the County's Blight Abatement Program, sixty-one (61) properties were removed from the blighted property list through cooperative efforts with the property owners and ninety-nine (99) properties are under investigation.

c. Home Repair for the Elderly Program

A program administered by the Fairfax County Department of Housing and Community Development to provide labor and materials required for minor repairs to homes of low and moderate income elderly and/or disabled residents of the County. The program also makes accessibility modifications that allow disabled homeowners or family members to remain in their homes. Repairs were completed on 98 homes through the Home Repair for the Elderly Program. Funding sources for this program included \$220,314 in CDBG funds, and \$13,187 from the County General Fund.

d. Herndon Bilingual Rehabilitation Specialist Program

A program administered by the Town of Herndon, Virginia, in which a Rehabilitation Specialist/Community Organizer works predominantly with the limited-English speaking population residing in Herndon's older, moderately-priced residential communities to foster housing rehabilitation, modernization and maintenance, and to encourage greater community involvement in strengthening and improving these neighborhoods. Rehabilitation of 39 units under the program was completed in this program year. A total of \$78,067 in FY 2006 CDBG funds was committed for the Rehabilitation Specialist Program, with \$72,356.73 expended during the program year.

5. HUD-Approved Neighborhood Revitalization Strategies

**HUD Instructions: All grantees that have HUD-approved neighborhood revitalization strategies will report progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting annual progress.**

Fairfax County's CDBG Neighborhood Revitalization Strategies Areas (NRSA) was approved by HUD on March 17, 2006. The County's CDBG NRSA's provide incentives to developers and community organizations to reinvest in the County's targeted areas of Annandale, Baileys Crossroads/Seven Corners, Richmond Highway, and Springfield, thereby bolstering the neighborhood-serving commercial area, stabilizing the surrounding residential communities, preserving existing affordable housing stock and maximizing the leverage of limited public funds. Complementing the County's focus on commercial revitalization areas is its residential focus on adjoining areas to encourage the preservation and improvement of older, yet stable, affordable residential neighborhoods that may be threatened by deterioration.

The strategy provides a coordinated approach to the use of funds included in the County's *Investing in Communities Program* in order to leverage limited resources and accomplish revitalization goals. This strategy also complements existing strategies and programs for residential and commercial revitalization including the First Time Home Buyer, Home Improvement Loan, Community Improvement, Neighborhood Improvement, and Property Pride Programs, the newly created Neighborhood Outreach Pilot Program created to identify a model for neighborhood preservation, improvement and resident involvement in neighborhoods without homeowners' associations and to encourage public-private partnerships and reinvestment in older neighborhoods.

The neighborhood strategy focuses on using public funds to leverage private sector investment to improve public infrastructure, promote new business development and jobs, retain existing businesses, reduce blight, enhance livability, and bolster the tax base to ensure the County's ability to provide public services. The result will be the creation of meaningful jobs for the unemployed and low- and moderate-income residents of the area, preservation of affordable housing opportunities for nearby residents, as well as activities to promote the substantial revitalization of the County's neighborhoods.

### **PERFORMANCE MEASURES FOR ANNANDALE**

1. Develop a core reinvestment strategy for Annandale Revitalization District.

***Performance Measure:***

One major capital project is on the County's FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

***Performance Target:***

Every dollar of County's FY 2007 Bond Referendum will stimulate two dollars in private investment.

***Actual:***

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Annandale Revitalization District.

***Performance Measure:***

Number of new contacts by revitalization department with stakeholders in Annandale Revitalization District.

***Performance Target:***

<b>Year</b>	<b>Annandale Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	12	48	2	12	12	86

***Actual:***

<b>Year</b>	<b>Annandale Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	4	18	2	1	1	26

3. Initiate web marketing to help generate reinvestment in the Annandale Revitalization Area and surrounding neighborhoods.

***Performance Measure:***

Number of web page requests for the Annandale Revitalization Area.

***Performance Target:***

<b>Request for WEB Pages for Annandale Revitalization District</b>	<b>2006</b>
	34359.6

***Actual:***

<b>Request for WEB Pages for Annandale Revitalization District</b>	<b>2006</b>
	16601

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant funds to businesses and certain 501(c)(3) non-profits for the creation of jobs for low-to-moderate individuals.

***Performance Measure:***

Creation of one new/retained job for every \$35,000 of ICP invested.

***Performance Target:***

<b>Annandale Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
	<b>2006</b>	4	1	\$100,000	3

*Actual:*

<b>Annandale Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
	<b>2006</b>	1*	0		

\*ICP Application pending for \$500,000. 15 FTE

5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

*Performance Measure:*

No measure listed.

*Performance Target:*

<b>Annandale Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Average Dollar Amount</b>	<b>Total Average Amount</b>
	<b>2006</b>	4	1	\$25,000	\$25,000

*Actual:*

<b>Annandale Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Average Dollar Amount</b>	<b>Total Average Amount</b>
	<b>2006</b>				

### **PERFORMANCE MEASURES FOR BAILEY’S CROSSROADS & SEVEN CORNERS**

1. Develop a core reinvestment strategy for Bailey’s Crossroads & Seven Corners Revitalization District.

*Performance Measure:*

One major capital project is on the County’s FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

*Performance Target:*

Every dollar of County’s FY 2007 Bond Referendum will stimulate two dollars in private investment.

*Actual:*

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Bailey's Crossroads & Seven Corners Revitalization District.

***Performance Measure:***

Number of new contacts by revitalization department with stakeholders in Bailey's Crossroads & Seven Corners Revitalization District.

***Performance Target:***

<b>Year</b>	<b>BCRC Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	12	48	2	12	12	86

***Actual:***

<b>Year</b>	<b>BCRC Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	4	23	8	4	2	41

3. Initiate web marketing to help generate reinvestment in the Bailey's Crossroads & Seven Corners Revitalization Area and surrounding neighborhoods.

***Performance Measure:***

Number of web page requests for the Bailey's Crossroads & Seven Corners Revitalization Area.

***Performance Target:***

<b>Request for WEB Pages for Bailey's &amp; 7 Corners Revitalization District</b>	<b>2006</b>
	33643.5

***Actual:***

<b>Request for WEB Pages for Bailey's &amp; 7 Corners Revitalization District</b>	<b>2006</b>
	32629

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant Money to businesses and certain 501(c)(3) non-profits for the creation of jobs for low-to-moderate individuals.

***Performance Measure:***

Creation of one new/retained job for every \$35,000 of ICP invested.

***Performance Target:***

<b>Bailey's/Seven Corners</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
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<b>Revitalization District</b>	<b>2006</b>	4	1	\$100,000	3
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*Actual:*

<b>Bailey's/Seven Corners Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
	<b>2006</b>	0	0	0	0

5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

*Performance Measure:*

No measure listed.

*Performance Target:*

<b>Bailey's/Seven Corners Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Average Dollar Amount</b>	<b>Total Average Amount</b>
	<b>2006</b>	4	1	\$25,000	\$25,000

*Actual:*

<b>Bailey's/Seven Corners Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Average Dollar Amount</b>	<b>Total Average Amount</b>
	<b>2006</b>				

### **PERFORMANCE MEASURES FOR RICHMOND HIGHWAY**

1. Develop a core reinvestment strategy for Richmond Highway Revitalization District.

*Performance Measure:*

One major capital project is on the County's FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

*Performance Target:*

Every dollar of County's FY 2007 Bond Referendum will stimulate two dollars in private investment.

*Actual:*

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Richmond Highway Revitalization District.



***Performance Measure:***

Number of new contacts by revitalization department with stakeholders in the Richmond Highway Revitalization District.

***Performance Target:***

<b>Year</b>	<b>SFDC Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	12	48	2	12	12	86

***Actual:***

<b>Year</b>	<b>SFDC Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	4	19	3	3	1	30

3. Initiate web marketing to help generate reinvestment in the Richmond Highway Revitalization Area and surrounding neighborhoods.

***Performance Measure:***

Number of web page requests for the Richmond Highway Revitalization Area.

***Performance Target:***

<b>Request for WEB Pages for Richmond Highway Revitalization District</b>	<b>2006</b>
	27974

***Actual:***

<b>Request for WEB Pages for Richmond Highway Revitalization District</b>	<b>2006</b>
	20714

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant Money to businesses and certain 501c (3) non-profits for the creation of jobs for low-to-moderate individuals.

***Performance Measure:***

Creation of one new/retained job for every \$35,000 of ICP invested.

***Performance Target:***

<b>Richmond Highway Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
	<b>2006</b>	4	2	\$125,000	4

***Actual:***

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006	0	0	0	0

5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

***Performance Measure:***

No measure listed.

***Performance Target:***

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006	4	1	\$25,000	\$25,000

***Actual:***

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006				

**PERFORMANCE MEASURES FOR SPRINGFIELD**

1. Develop a core reinvestment strategy for Springfield Revitalization District.

***Performance Measure:***

One major capital project is on the County's FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

***Performance Target:***

Every dollar of County's FY 2007 Bond Referendum will stimulate two dollars in private investment.

***Actual:***

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Springfield Revitalization District.

***Performance Measure:***

Number of new contacts by revitalization department with stakeholders in the Springfield Revitalization District.

***Performance Target:***

<b>Year</b>	<b>CSPARC Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	12	48	2	12	12	86

***Actual:***

<b>Year</b>	<b>CSPARC Meetings</b>	<b>Inter Agency Meetings</b>	<b>Developer Meetings</b>	<b>Businesses, Neighborhood Groups</b>	<b>Constituents Concerns</b>	<b>Total Contacts</b>
<b>2006</b>	4	37	17	14	0	72

3. Initiate web marketing to help generate reinvestment in the Springfield Revitalization Area and surrounding neighborhoods.

***Performance Measure:***

Number of web page requests for the Springfield Revitalization Area.

***Performance Target:***

<b>Request for WEB Pages for Springfield Revitalization District</b>	<b>2006</b>
	50426.2

***Actual:***

<b>Request for WEB Pages for Springfield Revitalization District</b>	<b>2006</b>
	53416

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant Money to businesses and certain 501(c)(3) non-profits for the creation of jobs for low-to-moderate individuals.

***Performance Measure:***

Creation of one new/retained job for every \$35,000 of ICP invested.

***Performance Target:***

<b>Springfield Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
	<b>2006</b>	4	1	\$75,000	2

***Actual:***

<b>Springfield Revitalization</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Total Dollar Amount</b>	<b>Jobs Created</b>
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<b>District</b>	<b>2006</b>	0	0	0	0
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5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

***Performance Measure:***

No measure listed.

***Performance Target:***

<b>Springfield Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Average Dollar Amount</b>	<b>Total Average Amount</b>
	<b>2006</b>	4	1	\$25,000	\$25,000

***Actual:***

<b>Springfield Revitalization District</b>	<b>Year</b>	<b>Loan Request</b>	<b>Loans Made</b>	<b>Average Dollar Amount</b>	<b>Total Average Amount</b>
	<b>2006</b>				

#### **IV. HOME Narrative**

##### **A. HOME Funds and Housing Needs Priorities**

**HUD Instructions:** Submit an analysis of the extent to which HOME funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

Fairfax County has budgeted 11 HOME projects and \$2,580,485 for these projects during this reporting period. All of the HOME funded projects addressed the Consolidated Plan goal of increasing or preserving the affordable housing stock for low-income persons in Fairfax County.

The following chart identifies these HOME projects and the priority housing needs category they addressed as stated in the Consolidated Plan.

Project/Activity	FY 2006 HOME	Housing Needs Priority
<b><u>American Dream Down Payment Initiative:</u></b> The goal of this new program is to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. The FCRHA will coordinate this program with its Homeownership Strategy.	\$89,682	Low-Income First-Time Homebuyers (Middle Priority)
<b><u>Fair Housing:</u></b> These funds will be used by the County's Human Rights Commission to contract for fair housing testing in the areas of real estate sales and lending, as well as to follow up two previous rounds of testing.	\$24,364	Planning/ Administration
<b><u>Project ID - #18 Senior/Disabled Housing:</u></b> Development/acquisition of housing designed specifically for the physically and/or mentally disabled and seniors.	\$292,365	Non-Homeless Persons with Special Needs (High Priority)
<b><u>Project ID - #20 Rehabilitation of FCRHA Properties:</u></b> FCRP residential properties and group homes to maintain safety and quality of life.	\$547,484	Rental Housing (rehabilitation)
<b><u>Project ID - #23 Land/Unit Acquisition:</u></b> Pursue land as opportunities arise, partner to the greatest extent possible with for- and not-for-profits in development of the site. Purchase up to 25 ADUs annually.	\$292,365	Non-Elderly Renter Households without Special Needs (Low Priority)
<b><u>Project ID - #24 Elderly Rental Assistance:</u></b> Continuation of tenant-based rental assistance for 48 elderly households. This assistance is used to avoid increasing rents to cover rising operating and maintenance costs at these facilities, since additional County General Funds are not available.	\$252,484	Elderly Rental Households (Middle Priority)
<b><u>Project ID - #26 CHDO Set-Aside:</u></b> The federal HOME regulations require that 15% of the total HOME grant be set-aside for investment in housing to be developed, sponsored, or owned by Non-profit groups, which have been certified as Community Housing Development Organizations (CHDOs). In recognition of limited resources, as well as the value of collaboration, the FCRHA will act as a catalyst and facilitator, and will pool resources to encourage partnerships with at least three non-profits in FY 2006 for the development and preservation of affordable housing, ranging from multifamily to homeownership to senior housing. Due to nature of this activity, an estimate will be provided to HUD at the time investment in specific projects is determined.	\$385,109	
<b><u>Hurricane Katrina Emergency TBRA:</u></b> For the purposes of providing emergency assistance under the HOME tenant-based rental assistance (TBRA) program, Fairfax County amended its FY 2006 Annual Action Plan. Up to \$460,000 in County HOME funds were reserved to assist displaced households in paying for the first year's rent of rental housing units in Fairfax County.	\$460,000	Homeless Persons (High Priority)
<b><u>Homebuyer Equity Loan Program (HELP):</u></b> The goal of this new program is to increase the overall homeownership rate among low-income households in Fairfax County. The Homebuyer Equity Loan Program (HELP) is a partnership between Fairfax County and low-income homebuyers who reside and/or work in the county. HELP provides homebuyer acquisition loans for up to \$91,767. Fairfax County ADDI funds are provided for downpayment and closing cost assistance in an amount equal to either 6% of the unit sales price or \$10,000, whichever is greater. Approved applicants can also receive up to \$70,000 in HOME funds for secondary financing.	\$1,400,000	

Project/Activity	FY 2006 HOME	Housing Needs Priority
<b>Project ID - #27 HOME Administration:</b> Under the HOME Program, local jurisdictions may designate 10% of the HOME grant for administrative costs. Included in this limit is the \$25,000 in HOME funds proposed for Fair Housing activities. The balance of the administrative funds will be used to support the operation of the HOME Program and the projects receiving HOME funding. Proposed funding provides for salaries and fringe benefits for one full-time position and two full-time limited term positions, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development proposed by the FCRHA. The full-time position was transferred by the Board of Supervisors from the County General Fund to HOME funding as part of the FY 1997 County budget	\$236,632	Planning/ Administration
<b><u>TOTAL</u></b>	<b>\$2,580,485</b>	

#### B. HOME Match Report

**HUD Instructions:** Submit a report on match contributions made using a separate HOME Match Report, HUD-4107-A for the period covered by the Consolidated Plan Program year and comply with consolidate Plan provisions to indicate resources from private and non-Federal resources. Although the requirement for matching contributions is based on the Federal Fiscal Year, the reporting is based on the PJ's program year and this report should be modified to indicate the PJ's program year.

See Attachment II.

#### C. HOME Report on Contracts and Subcontracts with MBEs and WBEs

**HUD Instructions:** Submit HOME Report on Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

See Attachment III.

#### D. Assessment of HOME-assisted Projects, Affirmative Marketing and Outreach

**HUD Instructions:** Submit the results of on-site inspections of affordable rental housing assisted under HOME and an assessment of the HOME jurisdiction's affirmative marketing actions and outreach to minority- and women-owned businesses.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Annual inspections of HOME-assisted rental housing are conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

Vacant rental units are marketed in accordance with a written affirmative marketing plan. In the case of the County's homeownership program, available units are publicly advertised. Interested parties may request to be placed on a selection list. Names from the list are drawn by lottery and

households are offered units in the order in which they are drawn until qualified buyers are located for all available units.

Minority and women-owned businesses are encouraged to participate in HOME projects. A small and minority business conference sponsored by Fairfax County is held periodically to explain the procurement process and encourage participation in contract bidding by minority and women-owned businesses. In addition, general contractors are encouraged to reach out to qualified minority and women subcontractors through advertising to increase the likelihood of participation by minority and women-owned businesses in the available contracts.

On-site inspections were done for affordable rental housing that was occupied by elderly residents, specifically the County's Lewinsville and Lincolnia residences, Herndon Harbor, and Gum Springs Glen. No issues were outstanding.

Reston Interfaith Housing Corporation (RIHC), one of Fairfax County's Community Housing Development Organizations (CHDO's), has received HOME Program funds for town homes, and their units were inspected by a number of sources:

- RIHC inspections are conducted formally twice annually. Additionally, contractors are in the units periodically and report on conditions. Any need for repairs are taken care of immediately. Any calls for service are responded to within a few days or immediately if the repair requires such attention. There are presently no outstanding job orders.
- All of RIHC's HOME-funded units utilize the Housing Choice Voucher program and are inspected annually by Fairfax County Department of Housing and Community Development (HCD) staff during their annual recertification process. The property is evaluated using the County Housing Quality Standards. County inspectors regularly compliment the quality of the units and their good repair. The occasional citation is corrected immediately with notification to HCD of the repair. There are presently no outstanding citations. This past year, two HCD citations were issued. 1) At one property, there was no exhaust fan in the renovated upstairs bathroom off the master bedroom. Immediately after the citation was issued, an exhaust fan was installed by a contractor. Proof of installation was submitted to an HCD inspector. 2) At another property, a refrigerator was not cooling. Immediately after the citation was issued, the electrical panel circuit breakers were checked by a contractor and the appropriate switch was turned to the "on" position correcting the matter. Proof of installation was submitted to an HCD inspector.
- All of RIHC's HOME-funded units, with the exception of two more recently acquired properties, were refinanced through the Virginia Housing Development Authority and are inspected under their standards every two years. RIHC has always had very positive and complimentary inspection reports and never received a citation.

## V. HOPWA Narrative

### A. Analysis of HOPWA Funds Distribution

**HUD Instructions:** An analysis of the extent to which HOPWA funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

All HOPWA funds for the County's HOPWA program were expended on tenant-based rental assistance, as described in the Consolidated Plan. The subsidy is patterned after the Section 8 program.

### B. Overview of Activities Carried Out

**HUD Instructions:** An overview of activities carried out, barriers encountered, actions in response to barriers, and recommendations for program improvement. For example, a grantee could describe difficulties that were encountered in implementing the program based on a review of residents' concerns and the actions taken to address those concerns. Recommendations for program improvements should include ideas for procedural, regulatory, and other changes and describe how such changes would benefit eligible persons and/or improve administrative efficiency. Grantees that select project sponsors also should address how grant management oversight of sponsor activities was undertaken, including how recipients of such assistance were chosen and what service provided.

Current HOPWA participants continued to be supported with grant funds on a monthly basis with rental subsidy. Administration and management of the program were transferred to the nonprofit organization, Northern Virginia Family Service (NVFS). New applicants were called in, interviewed, and determined either eligible or ineligible. They were brought onto the program in accordance with available funding. Because the funding is finite, its management can present problems in ascertaining the exact number of individuals and/or families to bring onto the program. The money must be spent by a given deadline, and yet it must not be overspent, for obvious reasons. "Juggling" these two constraints is a consideration.

With reference to difficulties encountered by applicants/participants, locating housing has been a paramount problem. In addition to a scarcity of suitable housing, those looking for housing encounter problems with landlords, especially with respect to poor credit standing of most eligible people. Additionally, landlords' unfamiliarity with this particular program must be dealt with discreetly due to its confidential nature. NVFS continues to assist in every way possible.

NVFS has one FTE position for the program effective July 1, 2006.

### C. Other Resources Used in Conjunction with HOPWA-Funded Activities



**HUD Instructions:** Information on what other resources that were used in conjunction with HOPWA-funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations. If not already addressed in the general performance report narratives, HOPWA grantees also should indicate how activities were carried out in collaboration with related programs, including programs under the Ryan White CARE Act, AIDS Drugs Assistance Programs, Continuum of Care Homeless Assistance Programs, or other efforts that assist persons living with HIV/AIDS and their families.

Cooperation between other human service organizations is on going. NVFS conducts its own unit inspections. Regional planning takes place through the Northern Virginia Regional Commission, which administers the sub-allocation of HOPWA funds for projects and jurisdictions in Northern Virginia.

## **VI. ESG Narrative**

### **A. Activities Supported with ESG Funds**

**HUD Instructions:** Description of the extent to which activities supported directly with ESG funds addressed homeless and homeless prevention goals, objectives, and priorities established in the Consolidated Plan, and if applicable, the Continuum of Care Plan.

Fairfax County uses ESG funds to offset significant local expenditures to provide emergency shelter services for homeless families and individuals. Emergency shelter services are a key component of the Continuum of Care (COC) Plan in place within the County. Families at risk of homelessness, whose situation cannot be remedied through prevention efforts, gain access to emergency shelter and housing services through the Department of Systems/Coordinated Services Planning (CSP). CSP conducts an initial assessment and, if appropriate, refers the family to one of the three family shelters for a comprehensive intake. Shelter staff will arrange an alternative placement if shelters are full and no other temporary resources are available to the family. Single individuals access shelters through self-referral, as well as referrals from the community, professionals, and agencies participating in the COC system.

Fairfax County operates five full-service 24-hour emergency shelters with a combined bed capacity of 125 for homeless families and 136 for homeless single adults. Additional beds are made available in overflow space during the months of November through March under an Emergency Cold Weather Program. A total of 15 beds are available as year-round overflow without additional services.

Emergency Shelter programming includes assessment, comprehensive case management, referrals, and support services to assist in the transition to self-sufficiency. Support services may include employment and training services, housing search/placement assistance, mental health and substance abuse treatment, financial management and life skills education, specialized services for children, medical care, and transportation.

## B. Funds Used to Meet Match Requirements of ESG Program

**HUD Instructions:** A description of the sources and amounts of funds used to meet the match requirements of the ESG program:

The County's emergency shelter services are funded by the County's General Fund. In FY 2006 (July 1, 2005 – June 30, 2006), approximately \$4.4 million of local discretionary funding was expended on emergency shelter services, of which \$267,368 in ESG funds was used as a revenue offset.

## VII. Public Participation Requirements

Comments on the Consolidated Annual Performance Report for Federal Fiscal Year 2005 are as follows: *Comments to be inserted.* A copy of the public notice as printed in a local newspaper is provided as Attachment VII. In addition, the draft Consolidated Annual Performance Report was posted on the Fairfax County government website.

Public Participation Regarding Housing and Community Development Needs:

The CCFAC held a public hearing in November 2004 on housing and community development and human services needs for FY 2006 and on Fairfax County's Consolidated Plan performance. At that time citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance. Eight speakers addressed the CCFAC at the public hearing. The Fairfax County Board of Supervisors held a public hearing on February 28, 2005 regarding the Proposed Consolidated Plan One-Year Action Plan for FY 2006. Four speakers addressed the Board at the public hearing. In addition, during the 30-day comment period ending March 14, 2005, three organizations submitted written comments.

## VIII. Maps

The attached maps show the location of site-specific projects for which CDBG, Section 108, and HOME funds were expended.

See Attachment VIII.

## IX. Section 108 Accomplishments Report

The attached report shows Section 108 Loan Program and Economic Development Initiative (EDI) accomplishments for FY 2006.

See Attachment IX.

**A Full Set of Attachments is Available at**  
**<http://www.fairfaxcounty.gov/rha/caper/caprfy2006attach.PDF>**